

100% loan finance for your project

Is your social organisation looking to purchase, renovate or build property but lacking the capital for a deposit?

We can help.

Unity Trust Bank and Big Issue Invest are working in partnership to provide social organisations including charities and social enterprises with 100% loan finance to support projects which create social impact.

This means that even if you do not have the cash reserves to provide a deposit, you can still take out a loan as Unity and Big Issue Invest will provide all of the finance you need.¹ Your organisation just needs to be able to demonstrate the ability to generate revenue and other income to repay the borrowing. Unity can provide up to 70% of the amount required, with Big Issue Invest providing up to 30%.

Finance is available for:

- Purchase of property or premises
- Renovation of property or premises
- Building of new property or premises

Here's How The Deal Works:

	Big Issue Invest	Unity Trust Bank
How is the 100% funding created?	Up to 30% Loan to Value	Up to 70% Loan to Value
Minimum and Maximum Values	£50,000 to £1.5m	£250,000 to £4m
Loan Term	Up to 10 years ²	Up to 10 years
Interest Rates	Typical margin over Bank base rate between 7% - 9.5%. Fixed rates may also be available.	Typical margin over Bank base rate 3% (minimum 4% p.a.). Fixed rates available for up to 5 years.
Capital Repayment Holiday	Can be considered for up to 2 years.	Can be considered for up to 2 years.
Fees	Typically 1.5% of the amount of the advance.	Typically 1.5% of the amount of the advance.
Security	Second legal charge over the property.	First legal charge over the property.

¹ Subject to Unity Trust Bank and Big Issue Invest's standard credit processes

² In some cases repayment term may exceed 10 years depending on the repayment options and schedule agreed

A unique partnership based on creating social good.

About Unity Trust Bank

Unity Trust Bank provides specialist day-to-day banking and finances for the social economy and wider civil society.

We aim to create positive social change through all of our business activity.

We live by these principles in the following ways:

- **First Living Wage accredited bank**
- **Fair Tax Mark Pioneer**
- **Staff volunteer scheme**
- Operate an **Employee Share Ownership Plan**
- Run an **apprenticeship scheme**
- **Focus the use of customer deposits to fund lending where there are clear social impacts.**
Since 2013, we have created and protected over 4,000 jobs in the social economy, and helped to house over 700 people.
- **High levels of customer satisfaction.**
In the Charity Finance Banking Survey 2014, we achieved either first or second position in each of the nine satisfaction categories competing against 10 banks.

About Big Issue Invest

Big Issue Invest is the social investment arm of The Big Issue and one of the UK's leading providers of finance to social enterprises, charities and businesses that are socially driven.

Our mission is to back sustainable social enterprises and ventures that help tackle poverty and inequality across the UK and across all sectors who are looking to scale up including:

- jobs, education and training
- health and social care
- community development
- financial inclusion and advice
- the arts
- the environment

We provide finance in the form of unsecured loans, participation loans (where repayment is linked to the future performance of the enterprise) and equity - whatever is best for you.

We can offer finance between £50,000 and £1.5m.

We've invested £25m in more than **310** social enterprises, directly benefiting over **1.8m** people.

100% Loan Finance In Action

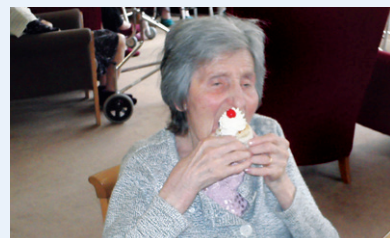
Unity and Big Issue Invest have already worked together on 100% loan finance packages. Sandwell Community Caring Trust (SCCT) benefitted from a £4.25 million financing package to enable it to purchase a newly built 62 bed care home – Hall Green residential care home in West Bromwich. This residential home has enabled SCCT to provide a new level of support to older people with dementia.

A charity based in Sandwell, West Midlands, SCCT provides a range of much admired adult services, and equally has been a financial success since its spin out from the local authority in 1997.

SCCT had the vision and ability to provide suitable specialist care homes for dementia sufferers. All that stood in the way of SCCT's vision was the lack of cash reserves to provide the deposit for the loan, to purchase Hall Green premises.

Inspired by the determination of the charity and its Chief Executive Geoff Walker to achieve its goals, Unity Trust Bank and Big Issue Invest were able to provide a complimentary finance package for SCCT; with a £3.5m loan from Unity against the security of the premises and a £725k loan from Big Issue Invest to cover the deposit required.

This innovative deal was recognised by Social Enterprise UK as Social Investment Deal of the Year 2013



A SCCT resident enjoys the services provided at the charity



Putting people first came over so powerfully when we first met Geoff Walker in 1996 when he was setting up Sandwell Community Caring Trust. This respect for people and staff now runs right through the organisation and makes it such a success and a proud investment for us. Big Issue Invest puts mission first and so financing Sandwell with Unity Trust Bank was a great match with their history and commitment to social enterprise."

Nigel Kershaw,
CEO, Big Issue Invest



It's important because most social enterprises like us aren't capital rich, but can develop revenues to pay back loans. We need this rare type of flexibility."

Geoff Walker,
Chief Executive, Sandwell Community Caring Trust

For more information about this type of finance, please contact Unity Trust Bank:
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For more information on Big Issue Invest, please contact us:
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